059.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	861,700 / 861,700
					USE VALUE:	861,700 / 861,700
					ASSESSED:	861,700 / 861,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84	-A	BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEYER JOHANNA W
Owner 2:	
Owner 3:	
Street 1:	84 BOW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O LAUGHLIN MARY P -
Owner 2:	-
Street 1:	84 BOW STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,704 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2611 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4704.000	468,900		392,800	861,700
Total Card	0.108	468,900		392,800	861,700
Total Parcel	0.108	468,900		392,800	861,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.06 | /Parcel: 330.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 39318

GIS Ref

GIS Ref

Insp Date 10/05/18

!5201!

PREVIOUS ASSESSMENT

Parcel ID 059.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	469,000	0	4,704.	392,800	861,800	861,800	Year End Roll	12/18/2019
2019	104	FV	366,000	0	4,704.	387,200	753,200	753,200	Year End Roll	1/3/2019
2018	104	FV	363,000	0	4,704.	297,400	660,400	660,400	Year End Roll	12/20/2017
2017	104	FV	341,100	0	4,704.	280,600	621,700	621,700	Year End Roll	1/3/2017
2016	104	FV	341,100	0	4,704.	258,100	599,200	599,200	Year End	1/4/2016
2015	104	FV	303,200	0	4,704.	241,300	544,500	544,500	Year End Roll	12/11/2014
2014	104	FV	303,200	0	4,704.	222,200	525,400	525,400	Year End Roll	12/16/2013
2013	104	FV	315,200	0	4,704.	222,200	537,400	537,400		12/13/2012

PRINT

Date	Time
12/10/20	20:07:22

LAST REV

Date	Time
10/09/18	08:56:14

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5201

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O LAUGHLIN MARY	49076-148		3/2/2007		545,000	No	No		
O LAUGHLIN DAVI	42836-259		5/19/2004	Family	1	No	No		
O`LOUGHLIN STEP	24732-285		7/27/1994		105,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2014	1000	Redo Kit	7,500		8/18/2014			Kitchen renovation
5/26/2013	961	Solar Pa	20,750	C				
10/20/2009	1016	Redo Kit	18,500					
6/3/2001	367	Alterati	25,897	C				REROOF NEW WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	Inspected	DGM	D Mann
10/4/2018	Missed Appt.	CC	Chris C
8/28/2018	MEAS&NOTICE	BS	Barbara S
8/18/2014	Info Fm Prmt	PC	PHIL C
7/10/2013	Info Fm Prmt	EMK	Ellen K
2/27/2009	Measured	372	PATRIOT
12/4/2008	MLS	MM	Mary M
5/29/2007	MLS	HC	Helen Chinal
4/19/2000	Inspected	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	39318
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4704		Sq. Ft.	Site		0	70.	1.19	6									392,785						392,800	

Total AC/HA:	0.10799	Total SF/SM:	4704	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	392,785	Spl Credit		Total:	392,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09833479
Const Adj.:	0.98000199
Adj $ / SQ:	182.983
Other Features:	132500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	670592
Depreciation:	201714
Depreciated Total:	468878

COMMENTS

NEXT TO SECURITY FENCE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	6	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
1	5	2	
Totals			
2	12	6	

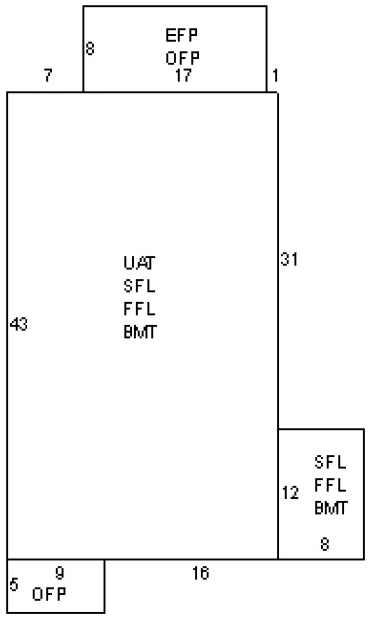
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.98
Special Features:	0	Val/Su Net:	114.39
Final Total:	468900	Val/Su SzAd	200.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,171	54.890	64,282
FFL	First Floor	1,171	182.980	214,273
SFL	Second Floor	1,171	182.980	214,273
UAT	Upper Attic	269	128.090	34,424
OFP	Open Porch	181	25.100	4,544
EFP	Enclos Porch	136	46.300	6,297
	Net Sketched Area:	4,099	Total:	538,093
Size Ad	2342	Gross Are	4905	FinArea 2611

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 059.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	